

CITY PROPERTY REVIEW

COMMON NAME: Site 442
FILE CODE: P302-30, 31& 32

PROPERTY DESCRIPTION

LEGAL DESCRIPTION: Boulevard Heights, Block A, Portion of Lots 31-38

LOCATION: SE Corner of Morena Blvd & Tecolote Rd
1331 Morena Blvd, San Diego, CA 92110-1579

THOMAS BROS MAP: 1268-E-2

ACREAGE: 0.42 AC (18,285 SF)

ASSESSOR'S NO.: 760-102-92

EXISTING ZONING: CC-4-2 (commercial)

IMPROVEMENTS: 10,496 SF 2-story office building with parking and utility space below built in 1985.

PLAN DESIGNATION: Linda Vista Community Plan designates as general commercial.

ACQUISITION PURPOSE: Widening of Morena Blvd in 1956 for \$25,200

FUND DESIGNATION: General Fund

DISPOSITION OPTIONS: Continue leasing or open market sale

COUNCIL DISTRICT: 6

COMMENTS: Current rent: \$50,141.52 per year (4/07). Scheduled lease termination: 6/30/2013 with two 10-year options to extend that date. Lease provides for periodic rent increases and reappraisals.

RECOMMENDATIONS

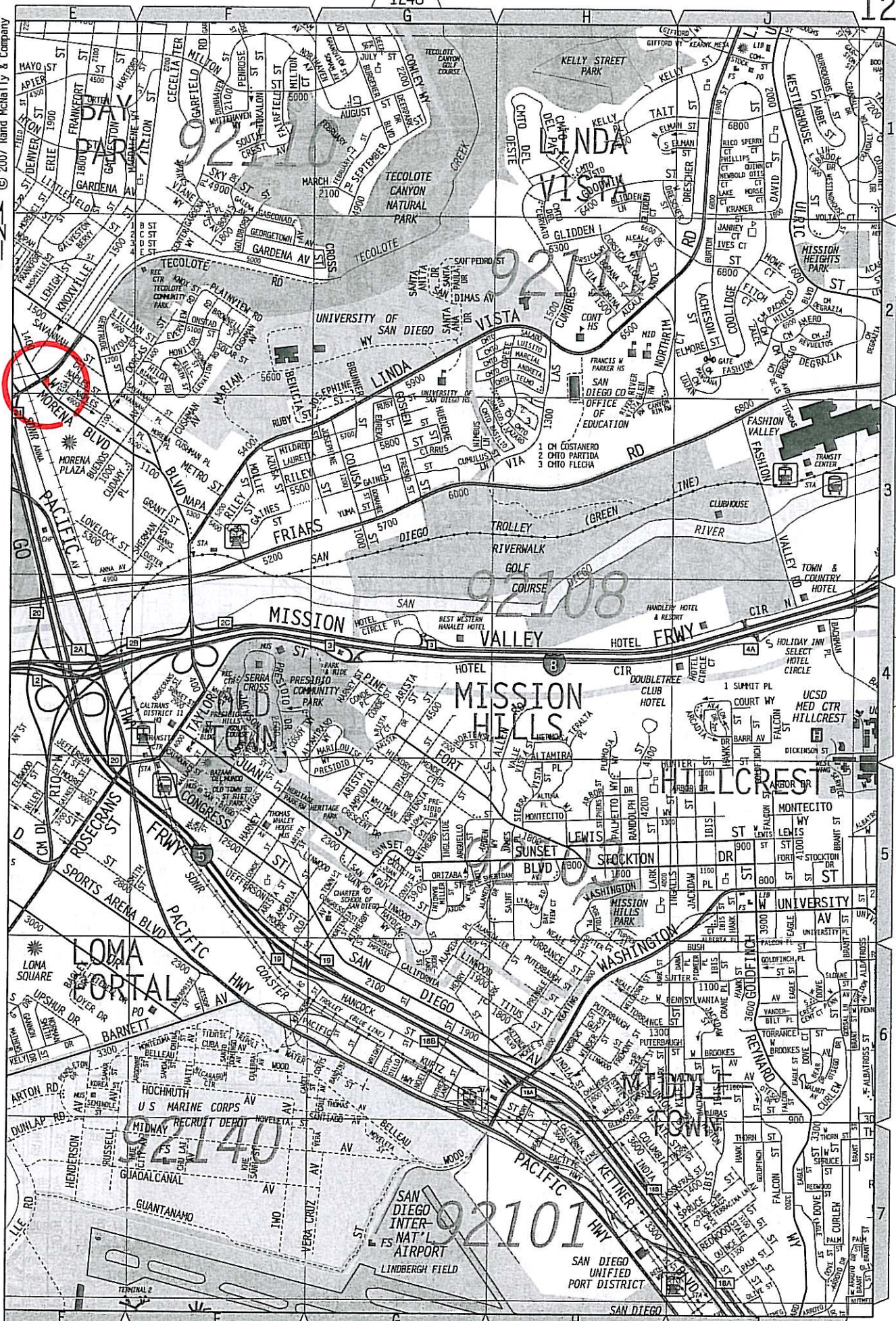
USE:

DEVELOPMENT:

DESIGNATION:

COMMUNITY PLAN CONFORMANCE: Yes No

COMMENTS:



436-211-213

TECOLOTE

RD.

MORENA

BLVD.

VIOLA

GERTRUDE

BLK 14

LILLIAN

BLK B

ST.



780-102-82408

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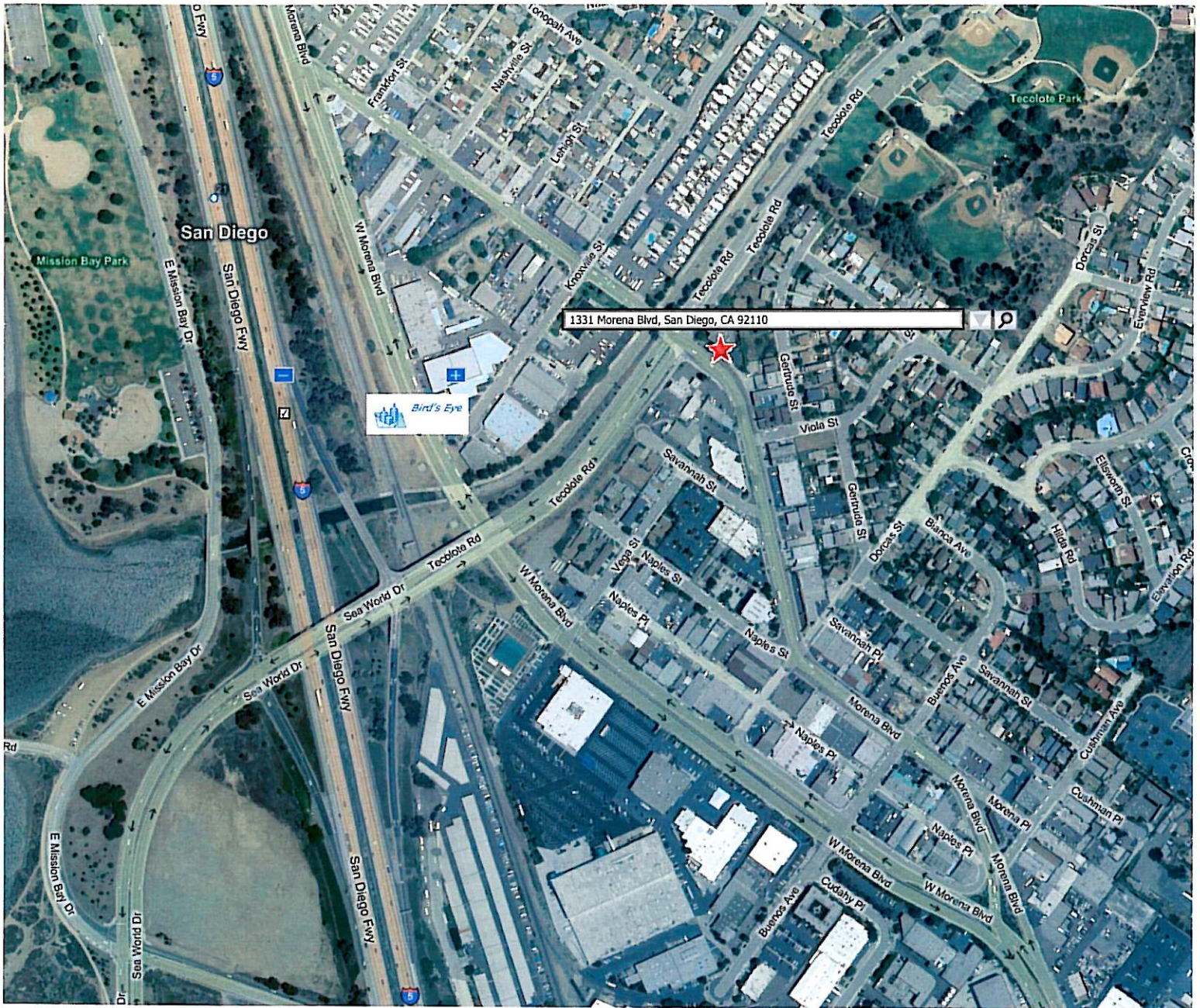
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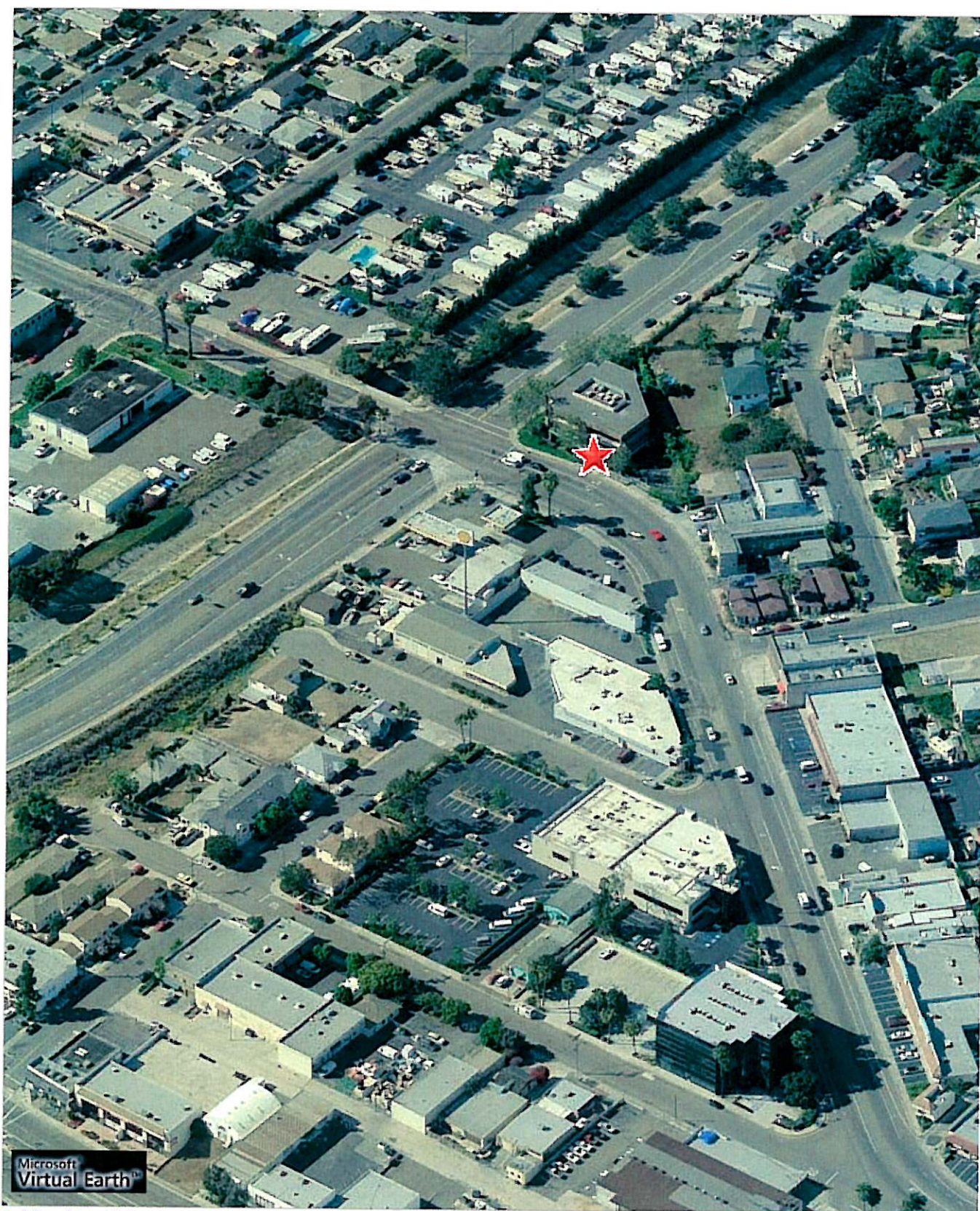
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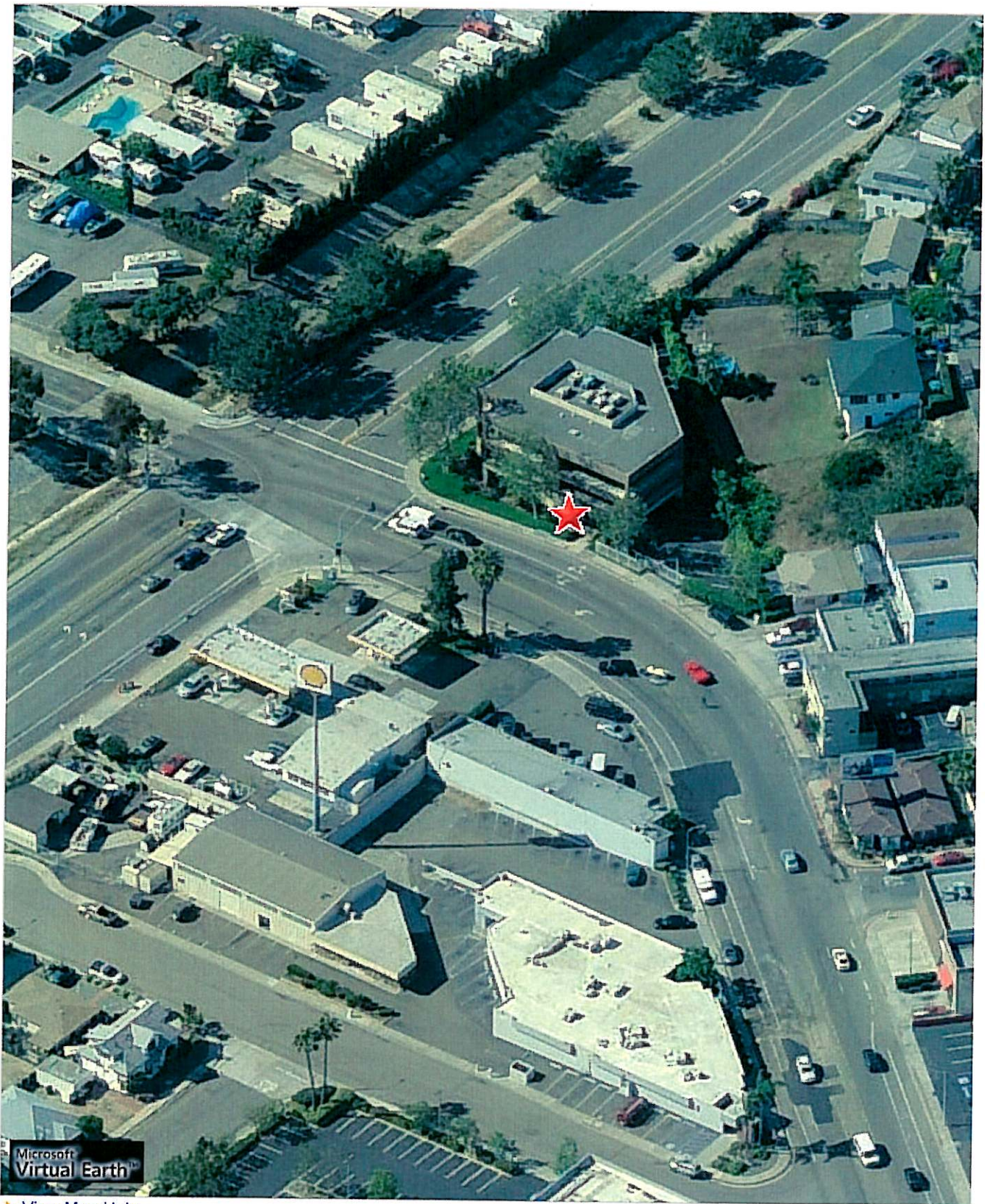


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PHOTOGRAPHS



Subject property - 1331 Morena Boulevard @ Tecolote Road, San Diego.
The corner parcel contains $\pm 15,681$ square feet usable.



View east across Morena Boulevard. 3-story professional office use is $\pm 10,515$ s.f.
Photographs taken August 2003 by appraiser.